

901/242 Flinders Street, Adelaide, SA 5000

HARRIS

## Apartment For Sale

Thursday, 30 May 2024

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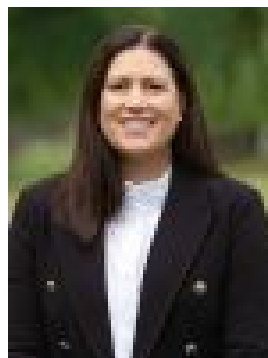
Bedrooms: 2

Bathrooms: 1

Type: Apartment



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## Contact Agent

When the heart of town counts, make the executive call - look up to the striking architectural profile of the 2014-built urban ART complex and it'll give you a contemporary 2-bedroom apartment reply. One that's chic, simple, and sweeps the hills and expanding city skyline from its open plan footprint, entertainer's balcony and vibrant East End position. Offering secure foyer entry, sleek and clean modern lines, split system comfort, and a European-style kitchen incorporating great storage and quality stainless steel appliances, you'll be assured of the looks and the lifestyle. Spacious living extends for drinks with a view; each carpeted bedroom retreats for split system comfort, the main bedroom afforded robes, each adjoining a crisp and well-equipped quality bathroom. NRAS eligibility criteria applies, follow the link below for details: <https://www.dss.gov.au/housing-support-programs-services-housing-national-rental-affordability-scheme/living-in-an-nras-property> With the CBD heaving with new restaurants, cafes, wine bars, and grocery stops servicing its apartment living surge, there's dining indulgences everywhere. From VON Thai, Fino Vino and the Mylk Bar to the Flinders Street Project and Osteria Oggi - perfect for when the exec life says you don't do DIY. Settle in for office-based duty or university study, lease it out for Adelaide's jam-packed events calendar while you explore the world; to invest simply or to simply impress, make it no-ties Flinders living without lifting a finger. Level up to chic CBD style:- Prominent CBD position edging the vibrant East End- On the 9th floor of the 2014-built ART Building - Entertainer's balcony with southern hills & city skyline views - Efficient Euro-style kitchen with stainless oven & dishwasher- 2 bedrooms (or 1 + office/study)- Split system climate comfort throughout- Explore the investment or short-term rental appeal- Central for transport, hospitals, cafes, dining & wine bars- A stroll to the Hutt Street precinct- An ideal downsizer, solo city pad or CBD investment And more... Specifications: CT / 6141/443 Council / Adelaide Zoning / CC Built / 2014 Council Rates / \$1,307pa Community Rates / \$902pa Community Manager / Whittles Emergency Services Levy / \$113.50pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Mitcham Girls H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409